096.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,200 / 979,200
					USE VALUE:	979,200 / 979,200
					ASSESSED:	979,200 / 979,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HARTFORD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOULD KEVIN A	
Owner 2:	FRIEDMAN L. JEANNE	
Owner 3:		
Street 1:	22 HARTFORD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,955 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1986, having primarily Vinyl Exterior and 3062 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12955.000	413,100		566,100	979,200
Total Card	0.297	413,100		566,100	979,200
Total Parcel	0.297	413,100		566,100	979,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.79 | /Parcel: 319.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	413,100	0	12,955.	566,100	979,200	979,200	Year End Roll	12/18/2019
2019	101	FV	347,400	0	12,955.	566,100	913,500	913,500	Year End Roll	1/3/2019
2018	101	FV	347,400	0	12,955.	485,200	832,600	832,600	Year End Roll	12/20/2017
2017	101	FV	347,400	0	12,955.	452,800	800,200	800,200	Year End Roll	1/3/2017
2016	101	FV	347,400	0	12,955.	388,200	735,600	735,600	Year End	1/4/2016
2015	101	FV	330,400	0	12,955.	347,700	678,100	678,100	Year End Roll	12/11/2014
2014	101	FV	330,400	0	12,955.	321,800	652,200	652,200	Year End Roll	12/16/2013
2013	101	FV	330,400	0	12,955.	306,900	637,300	637,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GURR DANNY	28558-340		5/11/1998		430,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2008	902	Redo Bat	7,344					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12955		Sq. Ft.	Site		0	70.	0.62	4									566,056						566,100	

Total AC/HA: 0.29741 | Total SF/SM: 12955 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 566,056 | Spl Credit | Total: 566,100

User Acct

63040

GIS Ref

GIS Ref

Insp Date

09/21/18

!7879!

PRINT

Date	Time
12/10/20	22:28:56

LAST REV

Date	Time
05/07/19	14:59:20

apro

PAT ACCT. 7879

USER DEFINED

Prior Id # 1:	63040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Missed Appt.	BS	Barbara S
9/21/2018	MEAS&NOTICE	BS	Barbara S
2/20/2009	Meas/Inspect	372	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.1	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.16826248
Const Adj.:	1.00191343
Adj $ / SQ:	122.902
Other Features:	91274
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469940
Depreciation:	56863
Depreciated Total:	413077

COMMENTS

OF=WHIRLPOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:		HB					

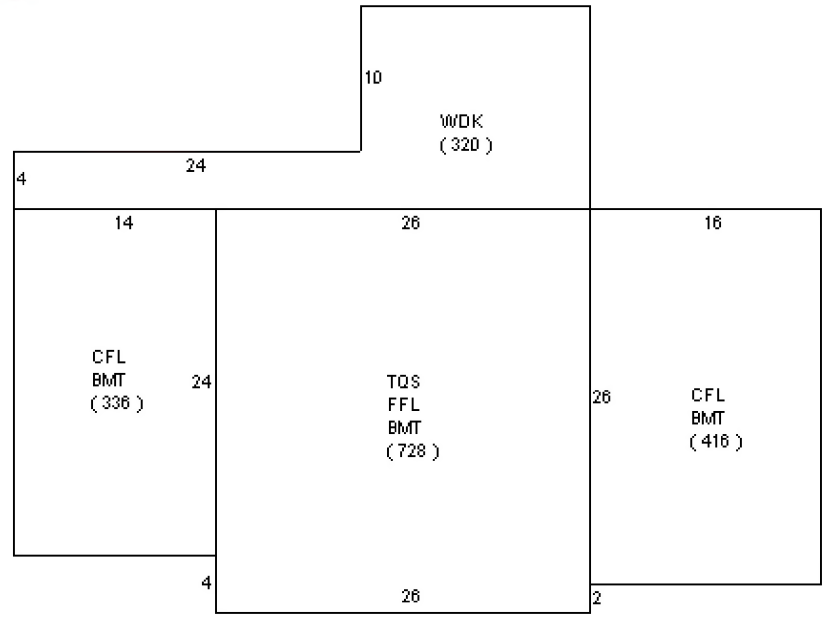
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.19
Special Features:	0	Val/Su Net:	107.97
Final Total:	413100	Val/Su SzAd	203.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,480	53.650	79,397
CFL	Cathflr	752	129.050	97,044
FFL	First Floor	728	122.900	89,473
TQS	3/4 Story	546	122.900	67,105
WDK	Deck	320	9.140	2,926

Net Sketched Area:	3,826			Total:	335,945
Size Ad	2026	Gross Are	4008	FinArea	3062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: